



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 06/07/2022 1604

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2022-066370

RECORDING REQUESTED BY

Magnus Title Agency

AND WHEN RECORDED MAIL TO:

SEVEN POINTS BORROWER, LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

ESCROW NO.: 08156798 - 820 - SCN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Gregory Paul Grady, An Unmarried Man

do/does hereby convey to

Seven Points Borrower, LLC, a Delaware Limited Liability Company

the following real property situated in Pinal County, ARIZONA:

Lot 237, Final Plat for Parcel 2 at Circle Cross Ranch, according to Cabinet D, Slide 86, records of Pinal County, Arizona.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated 6/5/2022

SELLER:

Gregory Paul Grady
Gregory Paul Grady

State of ARIZONA
County of Pinal } ss:

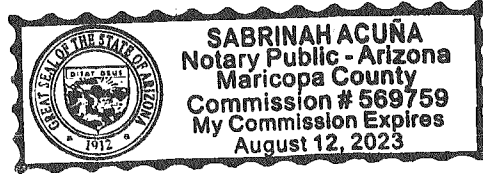
On 06-06-2022, before me,
The Undersigned

a Notary Public in and for said County and State, personally appeared Gregory Paul Grady personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Sabrina Acuna

FOR NOTARY SEAL OR STAMP



[Large, faint, diagonal watermark text, possibly reading 'PINAL COUNTY ARIZONA']

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-68-363
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (attach list if necessary):

- (1) _____ (2) _____
- (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Gregory Paul Grady
601 E Piccadilly Dr.
Flagstaff, AZ 86001

3. (a) BUYER'S NAME AND ADDRESS:

Seven Points Borrower, LLC
PO Box 4090
Scottsdale, AZ 85261

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

453 W. Dexter Way
San Tan Valley, AZ 85143

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Seven Points Borrower, LLC
PO Box 4090
Scottsdale, AZ 85261

(b) Next tax payment due October 2022

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
- b. Single Family Residence g. Agricultural
- c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
- d. 2-4 Plex i. Other Use; Specify: _____
- e. Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent _____
State of AZ County of Maricopa
Subscribed and sworn to before me on this 7 day of June 2022
Notary Public D. Wolfe
Notary Expiration Date 1-7-2026



D. WOLFE
Notary Public - Arizona
Maricopa Co. / #620390
Expires 01/07/2026

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2022-066370
RECORD DATE 06/07/2022

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed d. Contract or Agreement
- b. Special Warranty Deed e. Quit Claim Deed
- c. Joint Tenancy Deed f. Other: _____

10. SALE PRICE: \$ 455,500.00

11. DATE OF SALE (Numeric Digits): 05 / 2022
Month / Year

12. DOWN PAYMENT \$ 455,500.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
- b. Barter or trade f. Other financing; Specify: _____
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No
- (b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: n/a

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
- If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Magnus Title Agency LLC
3200 N. Central Ave., Suite 950, Phoenix, AZ 85012
(602) 792-7310

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent _____
State of AZ County of Maricopa
Subscribed and sworn to before me on this 7 day of June 2022
Notary Public D. Wolfe
Notary Expiration Date 1-7-2026



D. WOLFE
Notary Public - Arizona
Maricopa Co. / #620390
Expires 01/07/2026

EXHIBIT "A"
Legal Description

Lot 237, Final Plat for Parcel 2 at Circle Cross Ranch, according to Cabinet D, Slide 86, records of Pinal County, Arizona.